

Pebble Creek Condominium Association
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M E M O R A N D U M

TO: Board of Directors of Pebble Creek HOA

FROM: Key Property Services, Inc.

DATE: November 19, 2020

RE: Pebble Creek Financial Reports
For the month of October 2020

Summary financial results for the current month are below.

FINANCIAL RESULTS	Actual	Budget	Variance
Revenue	14,590	14,377	213
Operating Expenses	11,646	9,706	1,940
Net Operating Income	2,944	4,671	(1,728)
Net Reserves	3,443	3,292	152
Net Income	6,387	7,963	(1,576)

CASH FLOW	
Beginning bank balance – Operating & Savings	92,001
Change in Accounts Receivable	335
Change in Liabilities	(133)
Net Income	6,387
Ending bank balance – All Accounts	98,215

Revenue was over the budgeted amount by \$213. Operating Expenses was over budget by \$1,940. Net Operating Income was under budget by \$1,728.

At the end of the month Operating Account had a balance of \$20,720.39, and Reserve Account had a balance of \$81,359.64.

Let us know if you have any questions.

Balance Sheet

Properties: Pebble Creek Condominiums (PCC) - 1412 NE 72nd St Vancouver, WA 98665

As of: 10/31/2020

Accounting Basis: Accrual

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Account Name	Balance
ASSETS	
Cash	
Operating Cash	16,855.62
Reserve Account	81,359.64
Total Cash	98,215.26
Accts Receivable Tenants	28,387.05
Operating Reserve Fund	216.80
Land Improvements	1,609.74
TOTAL ASSETS	128,428.85
LIABILITIES & CAPITAL	
Liabilities	
Pre-paid Rent/Dues	4,756.15
Notes Payable	54,774.00
Total Liabilities	59,530.15
Capital	
Owner Contributions	20,250.54
Retained Earnings-Prior	37,956.46
Calculated Retained Earnings	-11,714.51
Calculated Prior Years Retained Earnings	22,406.21
Total Capital	68,898.70
TOTAL LIABILITIES & CAPITAL	128,428.85

Budget - Comparative

Properties: Pebble Creek Condominiums (PCC) - 1412 NE 72nd St Vancouver, WA 98665

Period Range: Oct 2020 to Oct 2020

Comparison Period Range: Jan 2020 to Oct 2020

Accounting Basis: Accrual

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Account Name	Period Actual	Period Budget	Period \$ Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance
Income						
Dues	17,940.00	17,940.00	0.00	174,200.00	174,200.00	0.00
Allocations to Reserves	-3,625.00	-3,625.00	0.00	-36,250.00	-36,250.00	0.00
Rental Income						
Fines & Penalties	0.00	41.66	-41.66	-1,000.00	416.68	-1,416.68
Late fees, Interest & NSF Fees	0.00	20.83	-20.83	0.00	208.34	-208.34
Fees for Services	275.00	0.00	275.00	275.00	0.00	275.00
Total Rental Income	275.00	62.49	212.51	-725.00	625.02	-1,350.02
Total Budgeted Operating Income	14,590.00	14,377.49	212.51	137,225.00	138,575.02	-1,350.02
Expense						
Administrative						
Benefits - 401K	25.00	0.00	-25.00	200.00	0.00	-200.00
Workers Comp	2.04	0.00	-2.04	32.48	0.00	-32.48
Payroll Taxes	58.50	100.00	41.50	614.94	1,000.00	385.06
Employee Insurance	76.99	125.00	48.01	688.02	1,250.00	561.98
Office Supplies	0.00	10.00	10.00	0.00	100.00	100.00
Administrative Services	0.00	75.00	75.00	1,218.83	750.00	-468.83
Telephone	0.00	40.00	40.00	0.00	400.00	400.00
Employee Mileage	0.00	29.16	29.16	0.00	291.68	291.68
Bank fees	0.00	22.91	22.91	0.00	229.18	229.18
Postage	0.00	16.66	16.66	0.00	166.68	166.68
Management Fees	958.00	958.33	0.33	9,580.00	9,583.34	3.34
Accounting and Audit Fees	0.00	16.66	16.66	185.00	166.68	-18.32
Other Taxes, Licenses, Fees	0.00	4.16	4.16	10.00	41.68	31.68
Conventions and Meetings	0.00	0.00	0.00	37.50	0.00	-37.50
Fees for Services	275.00	0.00	-275.00	275.00	0.00	-275.00
Total Administrative	1,395.53	1,397.88	2.35	12,841.77	13,979.24	1,137.47

Budget - Comparative

Account Name	Period Actual	Period Budget	Period \$ Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance
Operating/Maintenance						
Maintenance Salaries	253.34	1,000.00	746.66	3,831.37	10,000.00	6,168.63
Maintenance Supplies	0.00	0.00	0.00	179.57	0.00	-179.57
Contract Services-Maintenance	1,849.77	833.33	-1,016.44	32,090.57	8,333.34	-23,757.23
Pest Control -Occupied/Common	0.00	83.33	83.33	1,875.36	833.34	-1,042.02
Total Operating/Maintenance	2,103.11	1,916.66	-186.45	37,976.87	19,166.68	-18,810.19
Landscaping						
Contract Services-Landscaping	1,062.32	1,083.33	21.01	11,158.91	10,833.34	-325.57
Landscaping Improvements	0.00	83.33	83.33	542.00	833.34	291.34
Total Landscaping	1,062.32	1,166.66	104.34	11,700.91	11,666.68	-34.23
Utilities						
Sewer	1,560.00	1,500.00	-60.00	15,777.00	15,000.00	-777.00
Water	1,250.05	1,000.00	-250.05	11,753.99	10,000.00	-1,753.99
Waste Removal	1,438.35	1,416.66	-21.69	14,332.22	14,166.68	-165.54
Electricity	82.89	100.00	17.11	1,843.83	1,000.00	-843.83
Total Utilities	4,331.29	4,016.66	-314.63	43,707.04	40,166.68	-3,540.36
General Expenses						
Property Insurance	1,104.00	1,166.66	62.66	11,814.00	11,666.68	-147.32
Legal Services	1,650.00	41.66	-1,608.34	3,015.00	416.68	-2,698.32
Total General Expenses	2,754.00	1,208.32	-1,545.68	14,829.00	12,083.36	-2,745.64
Total Budgeted Operating Expense	11,646.25	9,706.18	-1,940.07	121,055.59	97,062.64	-23,992.95
Total Budgeted Operating Income	14,590.00	14,377.49	212.51	137,225.00	138,575.02	-1,350.02
Total Budgeted Operating Expense	11,646.25	9,706.18	-1,940.07	121,055.59	97,062.64	-23,992.95
NOI - Net Operating Income	2,943.75	4,671.31	-1,727.56	16,169.41	41,512.38	-25,342.97
Other Income						
Replacement Reserve Income	3,625.00	3,625.00	0.00	36,250.00	36,250.00	0.00
Total Budgeted Other Income	3,625.00	3,625.00	0.00	36,250.00	36,250.00	0.00
Other Expense						
Financial Expenses						
Interest Expense-Loan	181.63	0.00	-181.63	192.16	0.00	-192.16
Loan Costs-Amortization	0.00	0.00	0.00	1,874.00	0.00	-1,874.00

Budget - Comparative

Account Name	Period Actual	Period Budget	Period \$ Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance
Total Financial Expenses	181.63	0.00	-181.63	2,066.16	0.00	-2,066.16
Other Capital Expense						
Plumbing Repair	0.00	83.33	83.33	0.00	833.34	833.34
Roofs and Gutters	0.00	250.00	250.00	53,500.00	2,500.00	-51,000.00
Total Other Capital Expense	0.00	333.33	333.33	53,500.00	3,333.34	-50,166.66
Reserve Expense	0.00	0.00	0.00	8,567.76	0.00	-8,567.76
Total Budgeted Other Expense	181.63	333.33	151.70	64,133.92	3,333.34	-60,800.58
Net Other Income	3,443.37	3,291.67	151.70	-27,883.92	32,916.66	-60,800.58
Total Budgeted Income	18,215.00	18,002.49	212.51	173,475.00	174,825.02	-1,350.02
Total Budgeted Expense	11,827.88	10,039.51	-1,788.37	185,189.51	100,395.98	-84,793.53
Net Income	6,387.12	7,962.98	-1,575.86	-11,714.51	74,429.04	-86,143.55
Asset						
Accts Receivable Tenants	335.00	0.00	-335.00	2,077.45	0.00	-2,077.45
Total Budgeted Asset	335.00	0.00	-335.00	2,077.45	0.00	-2,077.45
Cash						
Operating Cash	2,589.46	0.00	-2,589.46	11,284.37	0.00	-11,284.37
Reserve Account	3,625.00	0.00	-3,625.00	27,682.24	0.00	-27,682.24
Total Budgeted Cash	6,214.46	0.00	-6,214.46	38,966.61	0.00	-38,966.61
Liability						
Pre-paid Rent/Dues	295.00	0.00	295.00	635.00	0.00	635.00
Accounts Payable	-132.66	0.00	-132.66	-2,650.43	0.00	-2,650.43
Loan Principal	0.00	4,166.66	4,166.66	0.00	41,666.68	-41,666.68
Notes Payable	0.00	0.00	0.00	54,774.00	0.00	54,774.00
Total Budgeted Liability	162.34	4,166.66	-4,004.32	52,758.57	41,666.68	11,091.89

Check Register Detail

Property: Pebble Creek Condominiums (PCC) - 1412 NE 72nd St Vancouver, WA 98665

Bank Accounts: All

Payees: All

Date Range: 10/01/2020 - 10/31/2020

Include Voided Payments: No

Show ACH Payments Only: No

Bank Account	Payee Name	Check #	Cleared	Check Memo	Check Date	Payment Amount	Property Name	GL Account #	GL Account Name	Amount	Description
Pebble Creek Operating Account	KPS Payroll Account	3627	Y		10/01/2020	157.16					
							Pebble Creek Condominiums (PCC)	5016	Maintenance Salaries	126.67	PPE093020
							Pebble Creek Condominiums (PCC)	5020	Workers Comp	1.02	PPE093020
							Pebble Creek Condominiums (PCC)	5024	Payroll Taxes	9.91	PPE093020
							Pebble Creek Condominiums (PCC)	5024	Payroll Taxes	19.56	PPE093020
Pebble Creek Operating Account	KPS Payroll Account	3628	Y		10/06/2020	101.99					
							Pebble Creek Condominiums (PCC)	5025	Employee Insurance	1.75	Dental
							Pebble Creek Condominiums (PCC)	5025	Employee Insurance	70.29	Medical
							Pebble Creek Condominiums (PCC)	5025	Employee Insurance	0.58	Group Life
							Pebble Creek Condominiums (PCC)	5025	Employee Insurance	2.12	Long Term Disab
							Pebble Creek Condominiums (PCC)	5025	Employee Insurance	2.25	LTC

Check Register Detail

Bank Account	Payee Name	Check #	Cleared	Check Date	Payment Amount	Property Name	GL Account #	GL Account Name	Amount	Description						
Pebble Creek Operating Account	Key Property Services, Inc. - CL#: KEYPPRS842MQ	3629	Y	10/08/2020	1,208.32	Pebble Creek Condominiums (PCC)	5019	Benefits - 401K	25.00	401k 8/31, 9/15						
						Pebble Creek Condominiums (PCC)	5032	Administrative Services	132.66	POA/Appfolio/ Microsoft/ Box/Storage/ Verizon/Postage/ Copies						
						Pebble Creek Condominiums (PCC)	5512	Management Fees	958.00	October 2020 - Management Fee						
						Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	10.00	Trip Charge						
						Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	13.89	Dump receipt						
						Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	5.00	PPE						
						Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	7.47	Tax						
						Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	60.00	Picked up and disposed of branches						
						Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	10.00	Trip Charge						
						Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	5.00	PPE						
						Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	6.30	Tax						
						Pebble Creek Operating Account	Key Property Services, Inc. - CL#: KEYPPRS842MQ	3630	Y	10/08/2020	206.34	Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	206.34	
												Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	206.34	

Check Register Detail

Bank Account	Payee Name	Check #	Cleared	Check Memo	Check Date	Payment Amount	Property Name	GL Account #	GL Account Name	Amount	Description
Pebble Creek Operating Account	Riverview Community Bank	3631	Y		10/08/2020	181.63	Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	60.00	Grounds picked up
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	10.00	Trip Charge
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	5.00	PPE
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	11.34	Tax
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	120.00	Tidied up dumpster area, walked common areas, fastened loose downspout
Pebble Creek Operating Account	KPS Payroll Account	3632	Y		10/16/2020	156.72	Pebble Creek Condominiums (PCC)	5640	Interest Expense-Loan	181.63	Sept 20 Loan Interest
							Pebble Creek Condominiums (PCC)	5016	Maintenance Salaries	126.67	PPE101520
							Pebble Creek Condominiums (PCC)	5020	Workers Comp	1.02	PPE101520
							Pebble Creek Condominiums (PCC)	5024	Payroll Taxes	9.91	PPE101520
							Pebble Creek Condominiums (PCC)	5024	Payroll Taxes	19.12	PPE101520
Pebble Creek Operating Account	CLARK PUBLIC UTILITIES	3633	Y	7238-863-0, 7238-938-0	10/19/2020	1,332.94	Pebble Creek Condominiums (PCC)	5342	Water	1,177.25	Water

Check Register Detail

Bank Account	Payee Name	Check #	Cleared	Check Memo	Check Date	Payment Amount	Property Name	GL Account #	GL Account Name	Amount	Description
Pebble Creek Operating Account	CLARK REGIONAL WASTEWATER DIST	3634	Y	015367-000	10/19/2020	1,560.00	Pebble Creek Condominiums (PCC)	5344	Electricity	82.89	Electric
Pebble Creek Operating Account	GREEN ENVY LANDSCAPING	3635	Y		10/19/2020	1,062.32	Pebble Creek Condominiums (PCC)	5342	Water	72.80	Water
Pebble Creek Operating Account	WASTE CONNECTIONS	3636	Y	2010-362287	10/19/2020	1,438.35	Pebble Creek Condominiums (PCC)	5341	Sewer	1,560.00	Sewer
Pebble Creek Operating Account	COMMUNITY ASSN UNDERWRITERS CAU	3637		CAU514471-2	10/30/2020	1,104.00	Pebble Creek Condominiums (PCC)	5152	Contract Services-Landscaping	1,062.32	Landscaping
Pebble Creek Operating Account	Key Property Services, Inc. - CL#: KEYPPRS842MQ	3638			10/30/2020	928.73	Pebble Creek Condominiums (PCC)	5343	Waste Removal	1,438.35	Electric
Pebble Creek Operating Account							Pebble Creek Condominiums (PCC)	5511	Property Insurance	1,104.00	Prop. Ins.
Pebble Creek Operating Account							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	20.00	Trip Charge
Pebble Creek Operating Account							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	2.96	Tube of caulk

Check Register Detail

Bank Account	Payee Name	Check #	Cleared	Check Memo	Check Date	Payment Amount	Property Name	GL Account #	GL Account Name	Amount	Description
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	94.58	Roof felt and wood siding
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	10.00	PPE
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	71.19	Tax
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	120.00	Inspected dry rot. Repaired to remove siding panel. Removed nails.
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	180.00	removal of old siding, put in new siding, cleaned up debris to prep for primer
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	180.00	Caulked and painted seams, nails, tops of belly band , painted new siding piece
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	240.00	Pulled off old siding piece, tar papered and installed new siding piece, trim and belly band, primed board for paint
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	10.00	Trip Charge
Pebble Creek Operating Account	Key Property Services, Inc. - CL#: KEYPRPS842MQ	3639		Resale Cert Unit 1500-2	10/30/2020	512.64					
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	5.00	PPE
							Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	6.30	Tax

Check Register Detail

Bank Account	Payee Name	Check #	Cleared	Check Memo	Check Date	Payment Amount	Property Name	GL Account #	GL Account Name	Amount	Description		
Pebble Creek Operating Account	Key Property Services, Inc. - CL#: KEYPRPS842MQ	3641			10/30/2020	120.00	Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	5.00	PPE		
								Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	6.30	Tax	
									Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	60.00	grounds
									Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	10.00	Trip Charge
									Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	5.00	PPE
									Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	11.34	Tax
Pebble Creek Operating Account	VIAL FOTHERINGHAM LLP	3642			10/30/2020	1,650.00	Pebble Creek Condominiums (PCC)	5109	Contract Services-Maintenance	120.00	Swept out dumpster areas		
								Pebble Creek Condominiums (PCC)	5514	Legal Services	1,650.00	Legal Services	
Total										11,960.54			

Reconciliation Report

Riverview Bank

Account Name	Pebble Creek Operating Account
Account Number	9100003830
Ending Statement Date	10/31/2020

Summary

Bank Statement Starting Balance on 09/30/2020	14,956.39
Cleared Deposits and other Increases	18,175.00
Cleared Checks and other Decreases	12,411.00
Cleared ACH Batches and Reversals	0.00
Cleared Balance	20,720.39

Unreconciled Transactions

Unreconciled Deposits and other Increases (0 Items)

Total	0.00
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Unreconciled Checks and other Decreases (6 Items)

Check #3637 - COMMUNITY ASSN UNDERWRITERS CAU	10/30/2020	1,104.00
Check #3638 - Key Property Services, Inc. - CL#: KEYPRPS842MQ	10/30/2020	928.73
Check #3639 - Key Property Services, Inc. - CL#: KEYPRPS842MQ	10/30/2020	512.64
Check #3640 - Key Property Services, Inc. - CL#: KEYPRPS842MQ	10/30/2020	239.40
Check #3641 - Key Property Services, Inc. - CL#: KEYPRPS842MQ	10/30/2020	120.00
Check #3642 - VIAL FOTHERINGHAM LLP	10/30/2020	1,650.00
Total		4,554.77

Unreconciled ACH Batches and Reversals (0 Items)

Total	0.00
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Unreconciled Payments from ACH Batches Generated after Reconciliation Period (0 Items)

Total	0.00
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Unreconciled Checks Volded after Reconciliation Period (0 Items)

Total	0.00
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Unreconciled Receipts Deposited after Reconciliation Period (2 Items)

Receipt #1226-1AA0 - Kellie Kimpton	10/30/2020	345.00
Receipt #A319-F720 - Ajay Hansraj	10/31/2020	345.00
Total		690.00

Receipts Reversed after Reconciliation Which Have Not Been Deposited (0 Items)

Total	0.00
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Pending Online Receipts Which Have Not Been Deposited (0 Items)

Total	0.00
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Cleared Transactions

Cleared Deposits and other Increases (20 Items)

Deposit #Automatic ACH Deposit	10/01/2020	690.00
Deposit #660	10/01/2020	690.00
Deposit #Automatic ACH Deposit	10/02/2020	3,450.00
Deposit #Automatic Deposit	10/05/2020	345.00
Deposit #Automatic ACH Deposit	10/06/2020	1,725.00
Deposit #661	10/06/2020	1,040.00
Deposit #Automatic ACH Deposit	10/09/2020	350.00
Deposit #662	10/09/2020	690.00
Deposit #663	10/12/2020	1,725.00
Deposit #Automatic ACH Deposit	10/13/2020	345.00
Deposit #Automatic ACH Deposit	10/14/2020	345.00
Deposit #664	10/14/2020	690.00
Deposit #Automatic ACH Deposit	10/16/2020	1,035.00
Deposit #665	10/20/2020	2,020.00
Deposit #Automatic ACH Deposit	10/22/2020	345.00
Deposit #666	10/23/2020	620.00
Deposit #Automatic ACH Deposit	10/26/2020	345.00
Deposit #Automatic ACH Deposit	10/27/2020	345.00
Deposit #667	10/28/2020	690.00
Deposit #Automatic ACH Deposit	10/30/2020	690.00
Total		18,175.00

Cleared Checks and other Decreases (14 Items)

Deposit #Automatic ACH Deposit NSF 1	09/30/2020	345.00
Check #3619 - ESPARZA'S TREE SERVICE	09/17/2020	542.00
Check #3625 - ERADICON PEST MANAGMENT, LLC	09/29/2020	493.23
Check #3627 - KPS Payroll Account	10/01/2020	157.16
Check #3628 - KPS Payroll Account	10/06/2020	101.99
Check #3629 - Key Property Services, Inc. - CL#: KEYPRPS842MQ	10/08/2020	1,208.32
Check #3630 - Key Property Services, Inc. - CL#: KEYPRPS842MQ	10/08/2020	206.34
Check #3631 - Riverview Community Bank	10/08/2020	181.63
Check #3632 - KPS Payroll Account	10/16/2020	156.72
Check #3633 - CLARK PUBLIC UTILITIES	10/19/2020	1,332.94
Check #3634 - CLARK REGIONAL WASTEWATER DIST	10/19/2020	1,560.00
Check #3635 - GREEN ENVY LANDSCAPING	10/19/2020	1,062.32
Check #3636 - WASTE CONNECTIONS	10/19/2020	1,438.35
Journal Entry - Oct20 Reserve Transfer	10/30/2020	3,625.00
Total		12,411.00

Cleared ACH Batches and Reversals (0 Items)

Total		0.00
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Cash Accounts

1100: Operating Cash	16,855.62
1110: Security Deposits	0.00
Total Cash Balance	16,855.62

Less Unreconciled Deposits	0.00
Less Unreconciled Receipts Deposited after Reconciliation Period	-690.00
Less Receipts Reversed after Reconciliation Which Have Not Been Deposited	0.00
Less Pending Online Receipts Which Have Not Been Deposited	0.00
Plus Unreconciled Checks	4,554.77
Plus Unreconciled ACH Batches and Reversals	0.00
Plus Unreconciled Payments from ACH Batches Generated after Reconciliation Period	0.00
Plus Unreconciled Checks Voided after Reconciliation Period	0.00
Adjusted Cash Balance	20,720.39
Bank Statement Balance on 10/31/2020	20,720.39
	In Balance



RiverviewBank.com

Contact Us:
 Client Services: 800-822-2076
 24-Hour Phone Line: 888-834-6561
 PO Box 872290, Vancouver, WA 98687

Monday - Thursday 8:00am - 5:00pm
 Friday 8:00am - 6:00pm
 Saturday 10:00am - 1:00pm

ACCOUNT STATEMENT

PAGE 1 OF 2

Statement Period: Oct 01, 2020 to Oct 31, 2020
 Account Number: 09100003830

KEY PROPERTY SERVICES INC AGENT FOR
 PEBBLE CREEK CONDOMINIUM ASSOCIATION
 PCC OPERATING
 7710 NE GREENWOOD DR STE 150
 VANCOUVER, WA 98662-7904

3597/EM

**TRAVELING DURING
 THE HOLIDAYS?
 NOTIFY US!**



SO WE CAN ENSURE YOUR
 DEBIT CARD WILL WORK.



SUMMARY

Type	Beginning Balance	Ending Balance
Analyzed Checking	14,956.39	20,720.39

CHECKING

Analyzed Checking - PCC Operating - 009100003830
 Key Property Services Inc Agent for
 Pebble Creek Condominium Association
 PCC Operating

Beginning Balance	14,956.39
Deposits and Credits (20)	+18,175.00
Withdrawals, Debits & Fees (2)	-3,970.00
Checks Paid (12)	-8,441.00
Ending Balance	20,720.39
Average Balance	22,280.01

Date	Transaction Description	Withdrawal	Deposit
10/01	ACH Credit Settlement Key Property Ser ID9000331553		690.00
10/01	ACH Debit Return Key Property Ser ID9000331553	345.00	
10/02	ACH Credit Settlement Key Property Ser ID9000331553		3,450.00
10/02	Check #3627	157.16	
10/05	ACH Credit 8666481536 APPFOLIO INC ID3260359894		345.00
10/05	Remote Deposit Capture		690.00
10/06	ACH Credit Settlement Key Property Ser ID9000331553		1,725.00
10/06	Check #3625	493.23	
10/07	Remote Deposit Capture		1,040.00
10/07	Check #3628	101.99	
10/08	Check #3629	1,208.32	
10/08	Check #3630	206.34	
10/09	ACH Credit Settlement Key Property Ser ID9000331553		350.00

Fill-A-Bag Food Drive

Through Thursday, December 31ST

Help Stop Hunger.

Fill-A-Bag & drop off your non-perishable food at your local

Bank Local for a Strong Community





RiverviewBank.com

Statement Period: Oct 01, 2020 to Oct 31, 2020
 Account Number: 09100003830

Date	Transaction Description	Withdrawal	Deposit
10/13	ACH Credit Settlement Key Property Ser ID9000331553		345.00
10/13	Remote Deposit Capture		1,725.00
10/13	Remote Deposit Capture		690.00
10/14	ACH Credit Settlement Key Property Ser ID9000331553		345.00
10/14	Check #3619	542.00	
10/14	Check #3631	181.63	
10/15	Remote Deposit Capture		690.00
10/16	ACH Credit Settlement Key Property Ser ID9000331553		1,035.00
10/19	Check #3632	156.72	
10/21	Remote Deposit Capture		2,020.00
10/22	ACH Credit Settlement Key Property Ser ID9000331553		345.00
10/22	Check #3635	1,062.32	
10/23	Check #3633	1,332.94	
10/26	ACH Credit Settlement Key Property Ser ID9000331553		345.00
10/26	Check #3634	1,560.00	
10/26	Check #3636	1,438.35	
10/27	ACH Credit Settlement Key Property Ser ID9000331553		345.00
10/27	Remote Deposit Capture		620.00
10/29	Remote Deposit Capture		690.00
10/30	Tfr to XXXXX3843 Oct20 Reserve Transfer Pebble Creek Condo	3,625.00	
10/30	ACH Credit Settlement Key Property Ser ID9000331553		690.00

DEPOSITS & CREDITS

Date	Amount	Date	Amount	Date	Amount	Date	Amount
10/01	690.00	10/07	1,040.00	10/14	345.00	10/26	345.00
10/02	3,450.00	10/09	350.00	10/15	690.00	10/27	345.00
10/05	345.00	10/13	345.00	10/16	1,035.00	10/27	620.00
10/05	690.00	10/13	1,725.00	10/21	2,020.00	10/29	690.00
10/06	1,725.00	10/13	690.00	10/22	345.00	10/30	690.00

WITHDRAWALS & DEBITS

Date	Amount	Date	Amount
10/01	345.00	10/30	3,625.00

CHECKS PAID

Date	Number	Amount	Date	Number	Amount	Date	Number	Amount	Date	Number	Amount
10/14	3619	542.00	10/07	3628	101.99	10/14	3631	181.63	10/26	3634	1,560.00
10/06	3625*	493.23	10/08	3629	1,208.32	10/19	3632	156.72	10/22	3635	1,062.32
10/02	3627*	157.16	10/08	3630	206.34	10/23	3633	1,332.94	10/26	3636	1,438.35

* Indicates a break in check sequence
 ^ indicates electronic check

DAILY BALANCE

Date	Balance	Date	Balance	Date	Balance	Date	Balance
10/01	15,301.39	10/08	20,384.35	10/16	24,840.72	10/26	22,000.39
10/02	18,594.23	10/09	20,734.35	10/19	24,684.00	10/27	22,965.39
10/05	19,629.23	10/13	23,494.35	10/21	26,704.00	10/29	23,655.39
10/06	20,861.00	10/14	23,115.72	10/22	25,986.68	10/30	20,720.39
10/07	21,799.01	10/15	23,805.72	10/23	24,653.74	10/31	20,720.39

Reconciliation Report

Riverview Bank

Account Name	Pebble Creek Reserve Account
Account Number	9100003843
Ending Statement Date	10/31/2020

Summary

Bank Statement Starting Balance on 09/30/2020	77,734.64
Cleared Deposits and other Increases	3,625.00
Cleared Checks and other Decreases	0.00
Cleared ACH Batches and Reversals	0.00
Cleared Balance	81,359.64

Unreconciled Transactions

Unreconciled Deposits and other Increases (0 Items)	
Total	0.00

Unreconciled Checks and other Decreases (0 Items)	
Total	0.00

Unreconciled ACH Batches and Reversals (0 Items)	
Total	0.00

Unreconciled Payments from ACH Batches Generated after Reconciliation Period (0 Items)	
Total	0.00

Unreconciled Checks Voided after Reconciliation Period (0 Items)	
Total	0.00

Unreconciled Receipts Deposited after Reconciliation Period (0 Items)	
Total	0.00

Receipts Reversed after Reconciliation Which Have Not Been Deposited (0 Items)	
Total	0.00

Pending Online Receipts Which Have Not Been Deposited (0 Items)	
Total	0.00

Cleared Transactions

Cleared Deposits and other Increases (1 Item)		
Journal Entry - Oct20 Reserve Transfer	10/30/2020	3,625.00
Total		3,625.00

Cleared Checks and other Decreases (0 Items)	
Total	0.00

Cleared ACH Batches and Reversals (0 Items)

Total 0.00

Cash Accounts

1120: Reserve Account 81,359.64

Less Unreconciled Deposits 0.00

Less Unreconciled Recelpts Deposited after Reconciliation Period 0.00

Less Receipts Reversed after Reconciliation Which Have Not Been Deposited 0.00

Less Pending Online Receipts Which Have Not Been Deposited 0.00

Plus Unreconciled Checks 0.00

Plus Unreconciled ACH Batches and Reversals 0.00

Plus Unreconciled Payments from ACH Batches Generated after Reconciliation Period 0.00

Plus Unreconciled Checks Volded after Reconciliation Period 0.00

Adjusted Cash Balance 81,359.64

Bank Statement Balance on 10/31/2020 81,359.64

In Balance



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ACCOUNT STATEMENT

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Statement Period: Oct 01, 2020 to Oct 31, 2020
Account Number: 09100003843

KEY PROPERTY SERVICES INC AGENT FOR
PEBBLE CREEK CONDOMINIUM ASSOCIATION
PCC RESERVES
7710 NE GREENWOOD DR STE 150
VANCOUVER, WA 98662-7904

3598/PM

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SUMMARY

Table with 3 columns: Type, Beginning Balance, Ending Balance. Row: Analyzed Checking, 77,734.64, 81,359.64

CHECKING

Analyzed Checking - PCC Reserves - 009100003843
Key Property Services Inc Agent for
Pebble Creek Condominium Association
PCC Reserves

Summary table for checking: Beginning Balance 77,734.64, Deposits and Credits +3,625.00, Withdrawals, Debits & Fees -0.00, Checks Paid -0.00, Ending Balance 81,359.64, Average Balance 77,968.51

Transaction table: Date, Transaction Description, Withdrawal, Deposit. Row: 10/30, Tfr from XXXXXX3830 Oct20 Reserve Transf Pebble Creek Condomi, 3,625.00

DEPOSITS & CREDITS

Table with 2 columns: Date, Amount. Row: 10/30, 3,625.00

DAILY BALANCE

Table with 4 columns: Date, Balance, Date, Balance. Row: 10/30, 81,359.64, 10/31, 81,359.64

Fill-A-Bag Food Drive advertisement: Help Stop Hunger. Through Thursday, December 31st. Help Stop Hunger. Riverview Community Bank logo.

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